



North San Jose Traffic Impact Fee Incentive

North San Jose Area Development Policy

Adopted:	2005
Phases:	4
Industrial/Office Capacity:	26.7 million sq. ft.
Housing Capacity:	32,000 units
Retail Capacity:	1.7 million neighborhood serving 1 million large format
Hotels:	1,000 rooms

Traffic Impact Fee :

Year	Trip Fee per PM Peak Hour Trip	Industrial Fee (per sq. ft.)	Residential Fee Single-family (per unit)	Residential Fee Multi-family (per unit)	Large-scale Commercial Fee (per sq. ft.)	Hotel Fee (per room)
2005	\$11,138	\$10.44	\$6,994	\$5,596	N/A	N/A
2007	\$11,885	\$11.14	\$7,463	\$5,971	N/A	N/A
2009	\$12,683	\$11.89	\$7,964	\$6,372	\$16.65	\$3,600
2011	\$12,522	\$12.60	\$8,408	\$6,800	\$17.66	\$3,810
2013	\$14,441	\$13.54	\$9,068	\$7,256	\$18.74	\$4,052
2015	\$15,410	\$14.44	\$9,877	\$7,742	\$19.88	\$4,299
2017	\$16,444	\$15.41	\$10,326	\$8,262	\$21.09	\$4,560
2019	\$17,547	\$16.45	\$11,019	\$8,816	\$22.38	\$4,838
2021	\$18,725	\$17.55	\$11,758	\$9,408	\$25.18	\$5,133
2023	\$19,981	\$18.73	\$12,547	\$10,039	\$26.72	\$5,445
2025	\$21,321	\$19.99	\$13,389	\$10,712	\$28.35	\$5,777

Traffic Impact Fee Incentive:

	Fee per Sq. Ft.	Requirements	Cap
New Development (2005)	\$13.54	Meet policy requirements	7 million sq. ft. (Phase 1)
Near Term Traffic Impact Fee Incentive (2012)	\$5	Meet policy requirements 100,000+ sq. ft. Permits by Dec 2014 Occupancy by Dec 2016 Sign Development Agreement	1.25 million sq. ft.
Near Term Traffic Impact Fee Incentive for Large Projects (2013)	\$2	Meet policy requirements 1,000,000+ sq. ft. Permits by Dec 2014 Occupancy by Dec 2016 Sign Development Agreement Participate in City Business Cooperation Program	4 million sq. ft.



Results to date:

**Cisco Systems HQ: Built
3 Garages Adding 340,000 sq. ft. equivalent capacity**

**Samsung Semiconductor HQ: Under Construction
465,000 sq. ft. of expansion space**

**Ellis Partners: Entitled
440,000 sq. ft. of new development**